



JustAnswer

## Start Chatting 1:1 in Minutes

Open

Real Estate

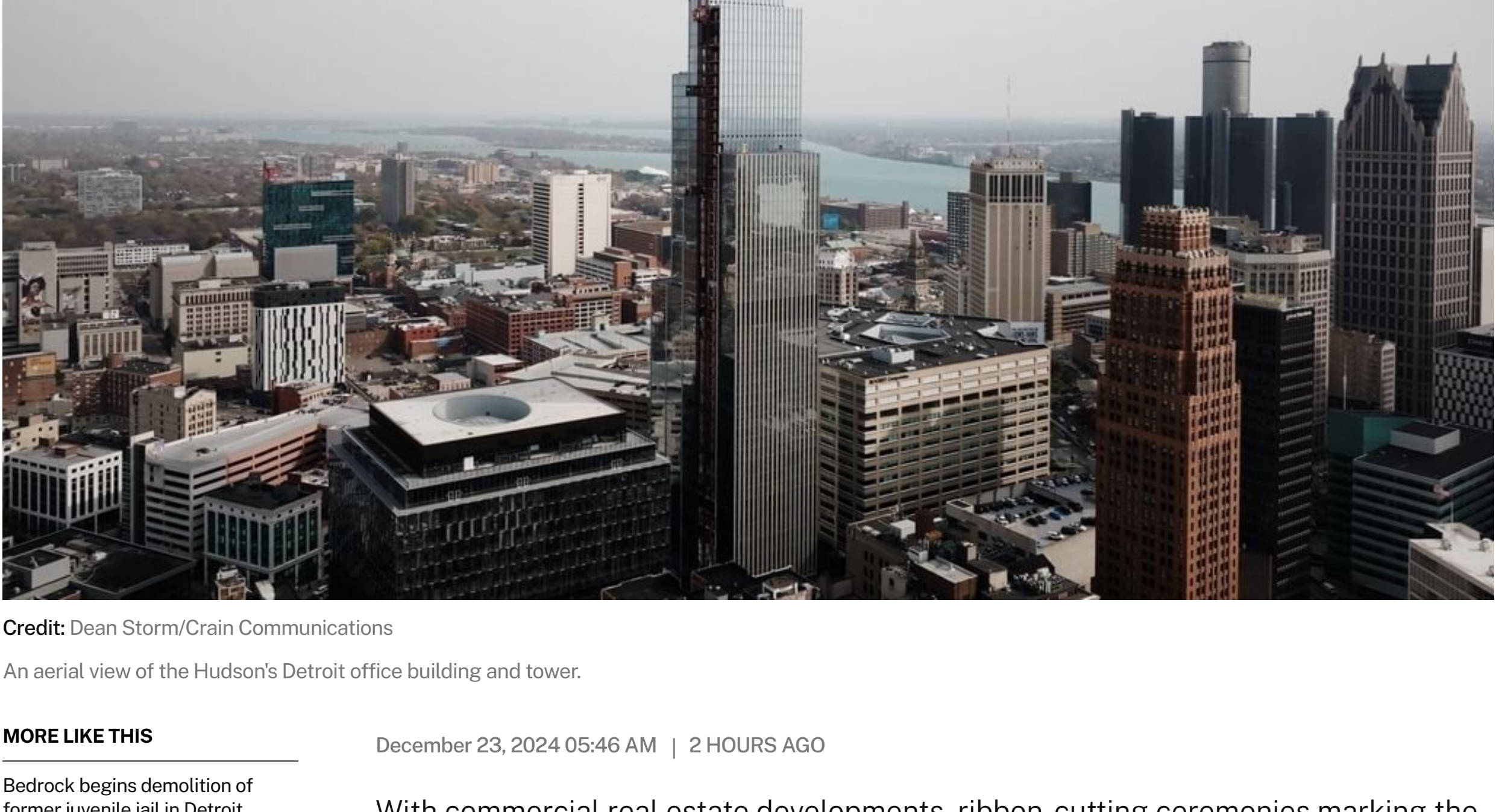
# 4 developments coming online in 2025 — including the Hudson's site

By Kirk Pinho

Gift Article

Reprints

Share



Credit: Dean Storm/Crain Communications

An aerial view of the Hudson's Detroit office building and tower.

### MORE LIKE THIS

Bedrock begins demolition of former juvenile jail in Detroit

Small Detroit apartment redevelopment gets state funding

Detroit's newest hotel to start taking guests in early January

December 23, 2024 05:46 AM | 2 HOURS AGO

With commercial real estate developments, ribbon-cutting ceremonies marking the opening of a building almost always are the culmination of years of work that starts long before when shovels first break ground.

In 2025, some major developments will start coming online in a big way, or wrap up entirely.

Here is a roundup of some of the key projects that are set to open in 2025.

### Related

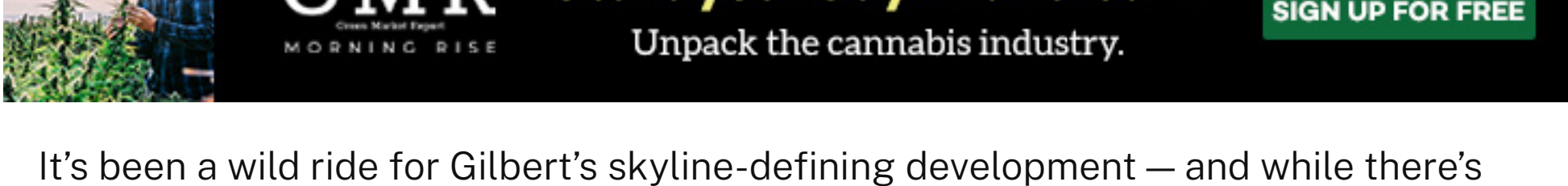
- Detroit's newest hotel to start taking guests in early January
- GM plans move from RenCen to Dan Gilbert's Hudson's site in 2025
- Long-delayed Birmingham RH store restarts construction after big redesign

### Hudson's Detroit

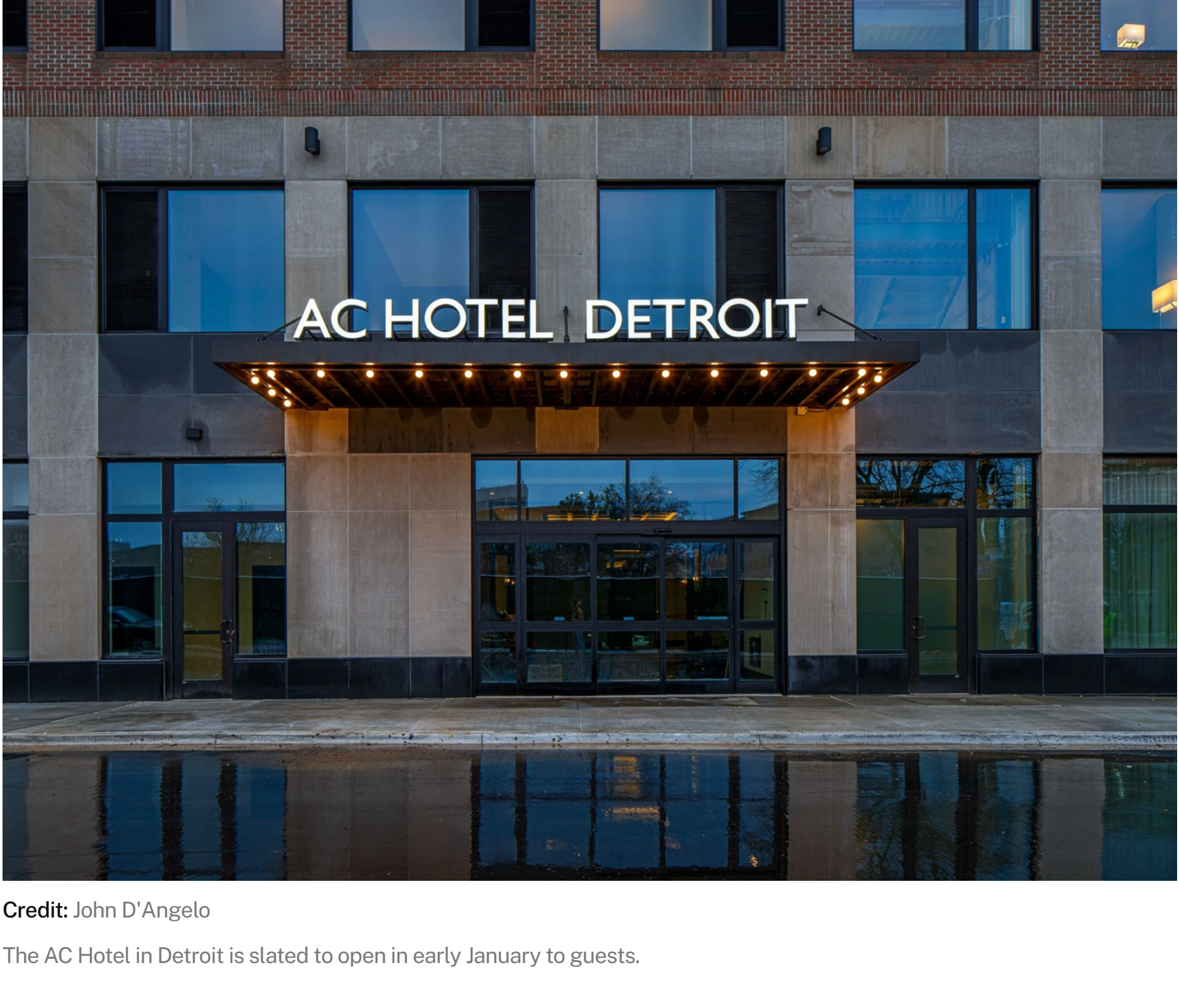
The Dan Gilbert project downtown won't be entirely complete in 2025, but it is expected to reach a key milestone as General Motors Co. plans to start moving some of its people to the office component by the end of 2025 as GM vacates the Renaissance Center.

That's a major step forward for the \$1.4 billion effort, which when all is said and done will have taken the better part of a decade to complete following a December 2017 groundbreaking ceremony.

The office "block" component of the project — where GM's four floors of headquarters office space will be — is the smaller of the two buildings under construction at Woodward and Grand River avenues just north of Campus Martius Park. The towering skyscraper to the south, which is to house a luxury Edition hotel and branded condominiums, is anticipated to be complete in 2027.



It's been a wild ride for Gilbert's skyline-defining development — and while there's still quite a ways to go, the end finally seems in sight.



Credit: John D'Angelo

The AC Hotel in Detroit is slated to open in early January to guests.

### AC Hotel Detroit at the Bonstelle

This is another Detroit development long in the making.

Way back when, this was originally supposed to be a West Elm branded hotel.

The 154-room, 10-story hotel at Woodward Avenue and Eliot Street in Brush Park will officially starting to [take guests in early January](#), and separate but related components — including the restoration of the historic Bonstelle Playhouse/Bonstelle Theatre — are expected to open in the spring.

The hotel is a \$49 million project spearheaded by Detroit-based developer The Roxbury Group, and the restoration of the Bonstelle immediately to the south — newly connected by a glass-enclosed bar — is between \$7 million and \$10 million.

The AC Hotel is another addition to the city's hospitality scene, which industry experts say has a shortage of hotel rooms.

The AC Hotel and others — the luxury Edition and JW Marriott hotels under construction, for example — will help put a dent in that.



Credit: Saroki Architecture

A rendering of the 54,000-square-foot RH store project that has resumed construction in downtown Birmingham.

### RH in downtown Birmingham

Speaking of a project being a long time in the making.

This effort in downtown Birmingham nearly didn't happen after voters in the posh Oakland County city shot down a \$57.4 million bond proposal in August 2019 that would have paid for a new parking deck as part of the effort to bring a flagship RH (formerly Restoration Hardware) store downtown, but to a different location.

Once that happened, the Corte Madera, Calif.-based luxury home goods retailer pivoted and instead proposed a new store at Old Woodward Avenue and Brown Street across from the Daxton Hotel, instead of Old Woodward and Bates.

But a pause in construction prompted by a complete redesign delayed its opening, which is now expected by November 2025, according to the development team.

The redesign was so unexpected that construction had even gotten to where elevator shafts and staircases had been built when [RH put the brakes on it](#).



Credit: Detroit Riverfront Conservancy via Facebook

When complete next year, the 22-acre Ralph C. Wilson Jr. Centennial Park along the Detroit River will feature a play garden, an expansive lawn for programs and special events, basketball courts in the Sport House and a water garden.

### Ralph C. Wilson Jr. Centennial Park

While not a commercial real estate development, the new Ralph C. Wilson Jr. Centennial Park is a major undertaking by the Detroit Riverfront Conservancy to transform more than 20 acres of waterfront land west of downtown.

Construction on the 22-acre park started in 2022 and is expected to wrap up in the fall of 2025, Crain's reported in November.

That will be a major accomplishment for the conservancy as it recovers from an embezzlement scandal by its former CFO, William Smith.

Last month, Smith pleaded guilty to embezzling at least \$44.3 million. He is due to be sentenced in the spring.

By Kirk Pinho

Kirk Pinho is a senior reporter covering commercial real estate. Since joining Crain's Detroit Business in 2013, he has written about leasing, development and property sales in Detroit and its suburbs, as well as the industry's trends, personalities and quirks.

Real Estate, Commercial Real Estate, Construction - Property redevelopment, News

### More in Real Estate



### Bedrock begins demolition of former juvenile jail in Detroit

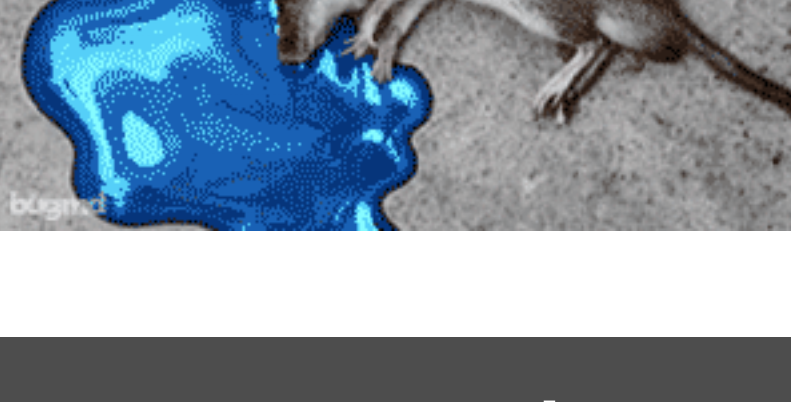


### Small Detroit apartment redevelopment gets state funding



### Detroit's newest hotel to start taking guests in early January

Most people don't know how to stop mice at winter, but did you know... more



### Most Popular

1	Detroit 75 Kitchen expansion includes new location in Oakland County
2	State to renegotiate GM incentive deal after battery plant exit
3	Detroit's soccer team loses millions each year. How will it pay for a new stadium?
4	Detroit's newest hotel to start taking guests in early January
5	Bedrock begins demolition of former juvenile jail in Detroit



Presented By Delta Dental

### How AI is transforming dental practices



AI is enhancing diagnostics, improving treatment, and boosting productivity in dental care.